

Montgomery West HOA Meeting September 9, 2014

Attendees: Mikayla Higgins, Ashleigh Hapuarachchi, Steve Kwilas, Jessica Stokan, and Rod Olaya

Meeting Opened at 7:00 p.m.

Approvals since May Board meeting (by email):

- * Minutes for May meeting approved.

Treasurer's Report:

*** Late/Past Due Accounts:**

- 14 Homeowners have accounts that are at least 1 quarter past due.
- Letters will be sent to lots 08F and 40E that are over 2 quarters past due; two lots 02E and 45E are still paying as agreed on previously approved payment plans; and lots 20E and 31F are both in Foreclosure with delinquent accounts and no anticipated payment dates.

* 2014 Revenues/Expenses vs. budget to date: Montgomery West is within the projected budget as of the September meeting.

* Ashleigh presented a draft of 2015 budget vs. the 2014 budget. A few areas will need to be adjusted for the 2015 budget including an increase in tax expenses and PO box rental fee which are both minimal in amount.

* The audit by DeLeon and Stang CPAs has not been completed as of the September meeting. Ashleigh has been in contact with the firm which has not yet begun the audit, but all documented have been received.

Status on Board Members:

* The board included a note in the Fall newsletter to homeowners requesting new board members or volunteers due to the change in members.

*** Motion:**

- Motion to elect Rod Olaya as the AERC Chair was unanimously approved

AERC Committee Report:

* Fall AERC survey will take place during the month of September with Rod as the new AERC chair and other board members interested in participating.

* Greenlink Fall clean-up will be scheduled. A few areas that will be brought to their attention are some common areas that need additional clean up, trash that has accumulated along Centerway Road, and a dead Evergreen's removal and replacement.

*** Motion:**

- Motion to replace a dead Evergreen on Swallow Court and Kinglet Place with Rose bushes – unanimously approved.

* Beehive – At the May 2014 meeting the board discussed a beehive on a property and requested removal of the hive due to concerns of bee sting allergies and covenant violations. The homeowner came to this meeting to discuss the issue. At this meeting it was agreed that if the homeowner moved the beehive to a location that would be more likely to direct the bee's away from neighbor's yards and out of sight from neighboring properties the issue may be able to be remedied dependent upon the bees no longer being a nuisance.

Annual meeting:


- * The application for the annual meeting place has been submitted and is in process for November.

Community News/ County Liaison Issues:

- * Trash cans – The board would like trash cans to be placed at the bus stops along Centerway Road to alleviate the amount of trash collected there. Montgomery County will not provide them because our location is not close enough to retail locations. The board will follow up with Greenlink if they can provide them and if we are able to place them at the bus stops.

Meeting adjourned 8:30 p.m.

Next Meeting is October 14, 2014, 7 p.m.



Jessica Stokan, Secretary

Date: 10/14/14



Mikayla Higgins, Vice President

Date: 10/14/2014